




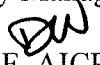
# City of Loma Linda Official Report

Floyd Petersen, Mayor  
Stan Brauer, Mayor pro tempore  
Robert Christman, Councilmember  
Robert Ziprick, Councilmember  
Charles Umeda, Councilmember

COUNCIL AGENDA: November 15, 2005

TO: City Council

VIA: Dennis R. Hallowsay, City Manager 

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR 

SUBJECT: APPEAL NO. 2005-0003- AN APPEAL OF THE PLANNING COMMISSION TO DENY GENERAL PLAN AMENDMENT (GPA) NO. 04-07, PRECISE PLAN OF DESIGN (PPD) NO. 04-15, VARIANCE (VAR) NO. 05-02 & DEVELOPMENT AGREEMENT (CREEKVIEW APARTMENTS).

## **RECOMMENDATION**

The recommendation is that the City Council uphold the Planning Commission's denial of project based on the findings.

## **BACKGROUND**

The aforementioned project was denied without prejudice by the Planning Commission at their meeting on October 5, 2005 and forwarded on appeal to the City Council. The Planning Commission staff report and draft minutes of the meeting are attached (Attachments 1 and 2, respectively).

The Historic Commission reviewed the project at their meeting on September 6, 2005 and recommended to the City Council that a certificate of appropriateness be granted for the project.

## **ANALYSIS**

The proposed project is a proposal to demolish two existing homes on a 24,000 square foot lot, and build twelve, two-bedroom apartments (Attachment 2). The variance is for the encroachment of a lattice shade structure and parking space off of the project driveway, which are located in the required twenty (20) foot front yard setback. The project site is located at the southern end of Ohio Street, adjacent to the San Timoteo Creek Channel, in the R-3, Multiple Family Residence zone.

The October 5<sup>th</sup> Planning Commission staff report provides a detailed description of the Mediterranean style project located in the North Central Neighborhood, a neighborhood that is denoted for single and multiple family residences that predate incorporation of the City.

The Planning Commission denied the project without prejudice, because they were concerned that the project exceeds the allowable density. The General Plan designation is Medium Density Residential, which allows 5-10 dwelling units per acre (du/ac). The Draft General Plan update will reduce the allowable density for this Land Use zone to 5.1 to 9 du/ac. The project site is zoned R3, Multiple Family Residence, which allows 5-10 du/ac. The 12-unit project exceeds the density permitted in the existing and draft General Plan update and R3 Zone by more than double. In order to comply with the permitted density, the maximum number of units allowed is six, even with a density bonus of twenty-five (25) percent for affordable housing.

The project meets all minimum standards of landscaping, parking, building height, and setbacks. Additionally, the Planning Commission praised the architecture of the proposed project. The Planning Commission heard very little public testimony on the project and the request for variance relief for the encroachment into the required front yard setback. A property owner on Lind Avenue abutting the project site, addressed the Planning Commission with concerns of privacy issues. He was satisfied with the information that his concerns would be addressed by a requirement for a perimeter blockwall along the shared property line.

The project site is located in the Redevelopment Agency (RDA) Project Area, which requires a Development Agreement with the City to address affordable housing requirements (Attachment 2, Attachment E). The 12-unit project will be required to provide three affordable units.

### **ENVIRONMENTAL**

On July 14, 2005, staff prepared an Initial Study pursuant to the CEQA Guidelines and issued a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration. The mandatory 20-day public review began on July 14, 2005 and ended on August 2, 2005.

The Initial Study evaluates the potential impacts of the project and identifies appropriate mitigation measures. All of the potential impacts that were identified in the Initial Study can be mitigated to below a level of significance. If approved, the mitigation measures will be included as project Conditions of Approval. A copy of the NOI/Initial Study is available in Attachment 2, Attachment C.

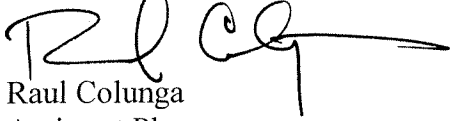
### **FINDINGS**

The recommended findings for this project are contained in the October 5, 2005 Staff Report (see Attachment 2).

### **FINANCIAL IMPACT**

The amount of revenue that the project will bring to the City in Development Impact fees is currently estimated to be \$143,000. The project is subject to Plan Check fees, Building Permit fees, Grading Permit fees, and Fire Plan Check/Inspection fees.

Respectfully Submitted by



Raul Colunga  
Assistant Planner

**ATTACHMENTS**

1. October 5, 2005 Planning Commission Draft Minutes
2. October 5, 2005 Planning Commission Staff Report
  - A. Site Location Map
  - B. Photos of project site
  - C. Mitigated Negative Declaration(NOI/Initial Study)
  - D. Project Plans
  - E. Development Agreement

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